

1-1-74

50565

WARRANTY DEED

Vol. M78 Page 13470

KNOW ALL MEN BY THESE PRESENTS, That..... Eric D. McReynolds

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank P. Grohs, Neil C. Grohs, Clara M. Grohs, Charlotte P. Grohs and Phillip L. Grohs, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The N $\frac{1}{2}$  of the NE $\frac{1}{4}$ , the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of S.13, T 41 S, R 13 E, WM containing 160 acres, more or less, less five acres, more or less, deeded to the United States for rights of ways as shown by deed recorded in Book 63, page 44, Records of Klamath County, Oregon; also subject to lease to the legal representatives of the Deal, McDonald and Horn Lands, for the right to construct dams and headgates, as shown by lease recorded in Book 65, page 395.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)~~ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of June, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
June 20, 1978

Personally appeared the above named  
Eric D. McReynolds

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, [Signature]  
Notary Public for Oregon  
My commission expires: April 8, 1980

STATE OF OREGON, County of ) ss.  
1978

Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_, who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_, president and that the latter is the  
\_\_\_\_\_, secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

Eric D. McReynolds

Rt. 1 Box 113

Bonanza, Oregon

GRANTOR'S NAME AND ADDRESS

Frank P. Grohs, Neil C. Grohs, Clara M. Grohs, Charlotte P. Grohs, Phillip L. Grohs  
Rt. 1 Box 117 Bonanza, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grohs Bros.

Rt. 1 Box 117

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grohs Bros.

Rt. 1 Box 117

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 23rd day of June, 1978, at 11:27 o'clock A.M., and recorded in book M78 on page 13470 or as file/reel number 50565, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By [Signature] Recording Officer  
Deputy

Fee \$3.00

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